

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 8 Bedford Way, Mickleham Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$510,000 & \$540,000

Median sale price

Median price \$515,000 *House ☒ *Unit ☐ Suburb Mickleham Vic 3064
Period - From Feb 2018 to Current Source RP Data Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 Yarradale Drive Mickleham Vic 3064 –0.38km	\$542,000	24 Jan 2018
46 Highfield Drive Mickleham Vic 3064 – 0.12km	\$530,000	27 Jan 2018
6 Latteridge Way, Mickleham Vic 3064 – 0.70km	\$522,000	9 Apr 2018

Property data source: RP Data Core Logic